

Revised 7/04

OFFICE USE ONLY	
SUP #	<u>06-005</u>
Date	<u>7-13-06</u>

## TOWN OF BLACKSBURG

## SPECIAL USE PERMIT APPLICATION

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

RECEIVED  
JUL 13 2006  
Planning & Engineering  
Department

Name of Property Owner(s): ROANOKE STREET Building Partnership  
c/o Gilmer, Sadler, Ingram, Sotherland + Hutton  
 Address: P.O. Box 878, Pulaski, VA 24301 Phone: (540) 980-1360

Contract Purchaser or Agent: GARY C. HANCOCK

Address: P.O. Box 878, Pulaski, VA 24301 Phone: (540) 980-1360 Ext. 15

Location or Address of Property for Special Use Permit:  
201 West Roanoke Street, ~~Pulaski~~ Blacksburg, VA 24060

Tax Parcel Number(s): MAP No. 256-A102 Parcel Code 006761

Present Zoning District: OTR

Present Use of Property: LAW OFFICE

Special Use Requested: General Office Use  
 Section: \_\_\_\_\_

Is this request for an amendment to an existing special use permit? No  
 Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)  
General Office Space

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

Basically no change of usage, except for the upgrading of building and upgrade for handicap accessibility

x 14 legal  
asst

x 28 legal  
asst.

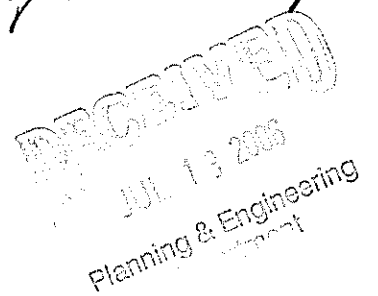
Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

No change to building except for upgrade of  
handicap Accessibility.

The following items must accompany this application:

- 1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
- 2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
- 3. Vicinity map (may be included on the site plan)
- 4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
- 5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
- 6. Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.

SIGNATURE OF APPLICANT: Greg C. Hancock  
DATE: 7/13/06 for Roanoke Street  
Building Partnership



ITEM #1

ROANOKE STREET BUILDING PARTNERSHIP

201 West Roanoke Street  
Blacksburg, VA 24060

July 13, 2006

Town of Blacksburg  
Planning and Engineering  
300 South Main Street  
Post Office Box 90003  
Blacksburg, VA 24062-9003


RE: Special Use Permit Application

Dear Sir or Madam:

On behalf of the owner, Roanoke Street Building Partnership, I hereby consent to the proposed changes of the category on this building to "General Office Use".

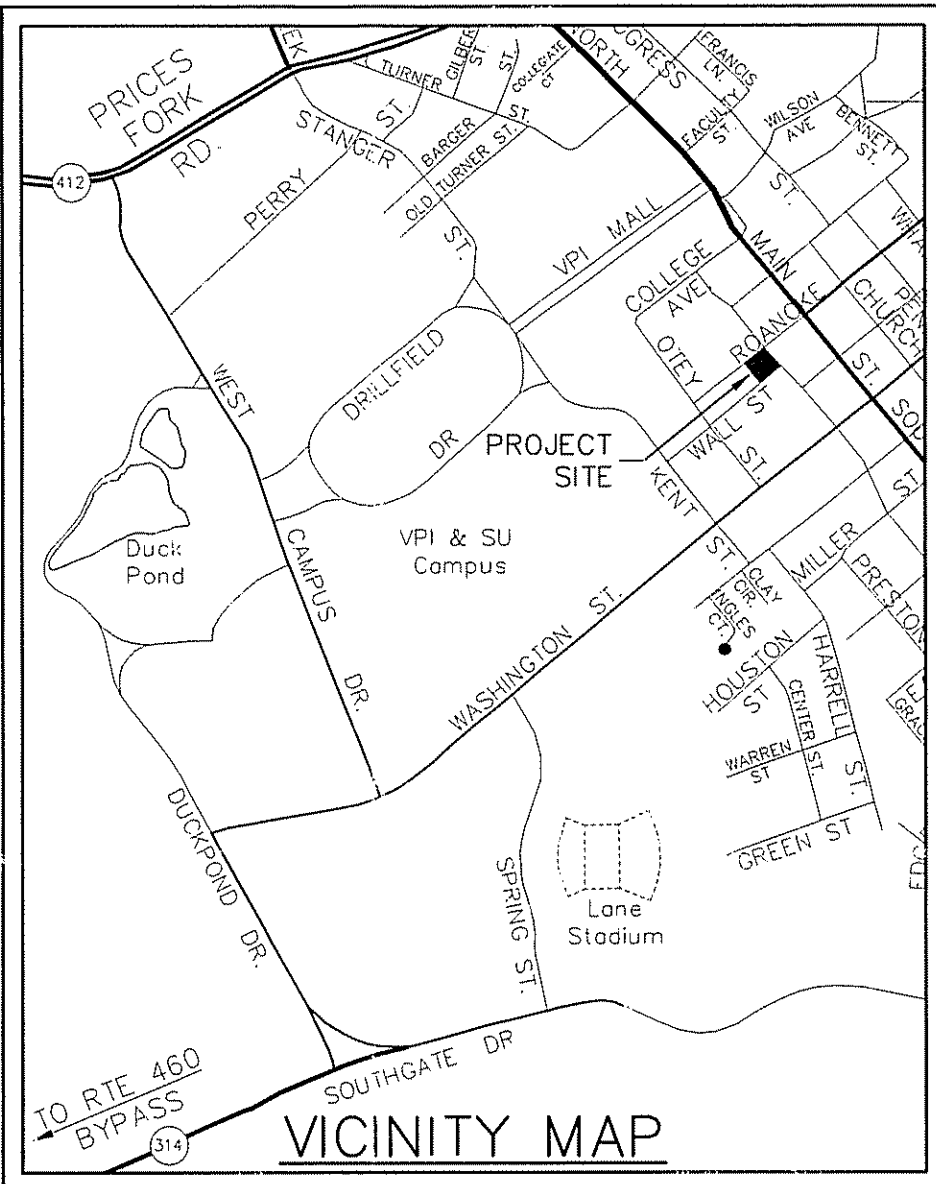
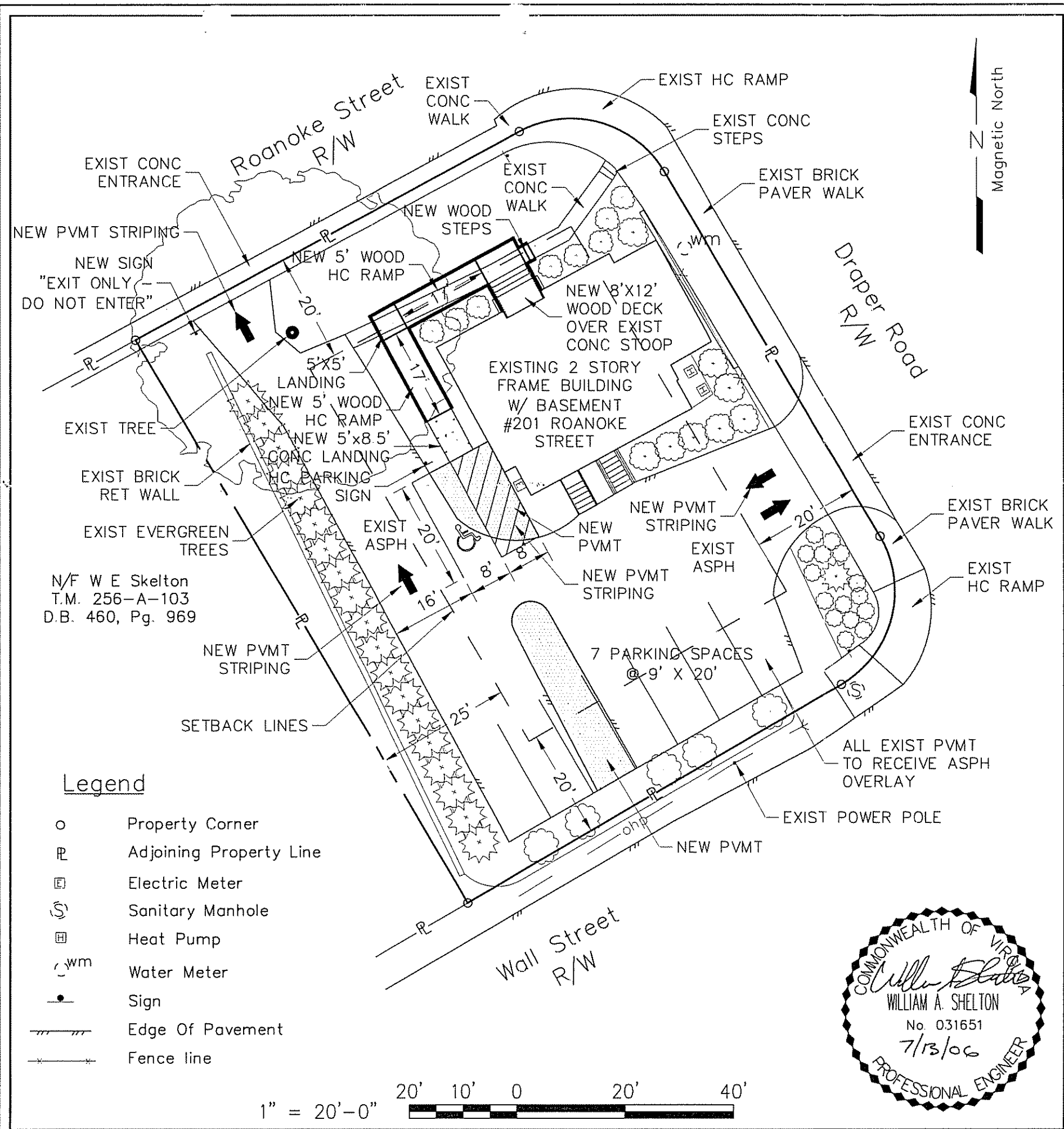
Thank you for your assistance in this regard.

Sincerely yours,

  
Gary C. Hancock  
Partner and Agent for  
Roanoke Street Building Partnership

RECEIVED  
JUL 13 2006  
Planning & Engineering  
Department

Shelton - 0631-Civil Base - Thu, 7/13/06 - 10:49 AM



### NOTES

1. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS SITE PLAN DOES NOT REPRESENT A BOUNDARY SURVEY
3. REFERENCES: TAX PARCEL 256-A-102; D.B. 423, PG. 267.
4. LOT AREA = 0.255 ACRES
5. ZONING: OLD TOWN RESIDENTIAL (OTR)
6. CURRENT USE: OFFICE
7. FLOOR AREA RATIO = 0.11
8. LOT COVERAGE: EXISTING = 58% - PROPOSED 64%
9. PARKING SPACES REQUIRED:  
1 PER 400 SQ FT OF FLOOR AREA  
2,000 SQ FT / 400 = 5 SPACES

PROVIDED:  
1 - ACCESSIBLE SPACE  
7 - PARKING SPACES  
8 - TOTAL PARKING SPACES

SK Oliver, Webb, Pappas & Rhudy, Inc.  
ARCHITECTS-ENGINEERS  
200 Country Club Drive  
Blacksburg, Virginia 24060  
Tel: (540) 552-2151  
Fax: (540) 951-0219  
e-mail: owpr@owpr.com

Designed WAS  
Comm.No. 0631  
Date 13 JUL 06

RENOVATIONS TO PROPERTY AT  
201 ROANOKE STREET

BLACKSBURG VIRGINIA

SK

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